

North Capitol Hill ADU Points of Demonstration

Project Location

2211 Federal Avenue East, on North Capitol Hill.

The reuse and expansion of an existing single car garage into a detached accessory dwelling unit. The property is a typical mid-block lot without alley access. The rear lot line abuts an L-2 zone. Bus service, shops and restaurants are nearby.

Housing Statement/Intention to Build

The owner, architect and builder are one in the same and shall construct this project immediately.

Expansion of an existing 240 s.f. garage into a 600 s.f. one-bedroom rental unit for single individuals or couples with limited income.

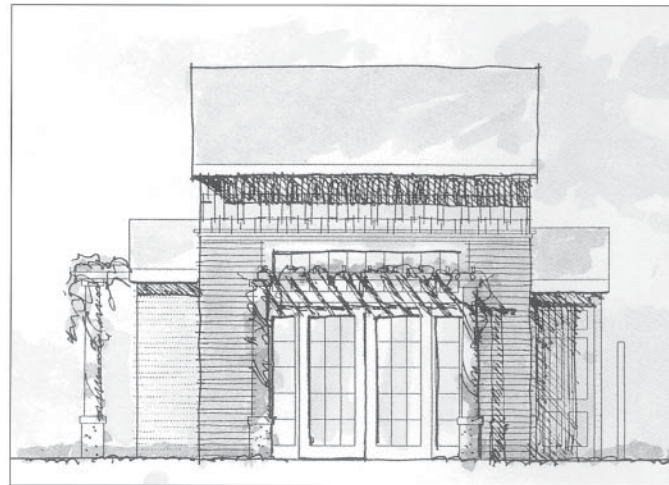
This proposal demonstrates that detached accessory dwelling units can gracefully increase the housing supply in our single family neighborhoods. Detached ADU's also offer increased privacy and security over most attached (in-house) units.

Affordability Features

Rent for a maximum of 80% of PITI (maximum monthly rent allowed) for one person or 70% for two persons.

Ease and affordability of constructing detached ADU's can be passed along to the tenant because:

- All infrastructure exists on the property
- Construction can be completed by homeowner
- The permit process is quick and inexpensive
- Owner occupied primary residence eliminates passing on the cost of a property manager to the tenant.
- Tenants can potentially barter chores for rent.
- Indirect savings to tenant by reducing the need for auto with on-site laundry, nearby retail and frequent bus service.
- Intended use of gas appliances will reduce tenant utility costs.



Cracking the Code

"They said it couldn't be done"

Current zoning code does not permit detached accessory dwelling units (23.44.041.A.4).

Permitting this accessory dwelling unit will offer a broadly applicable model for creating affordable housing. Detached ADU's offer:

1. Privacy for both the tenant and the homeowner.
2. No reduction in the square footage of the primary residence.
3. Ease and affordability of construction.
4. Income for the homeowner. For these reasons, many homeowners may be motivated to transform unused detached structures into rental units, thereby, increasing the city's housing supply.

Current zoning code limits coverage of the required rear yard to 40% (23.44.014.D.6.a&b).

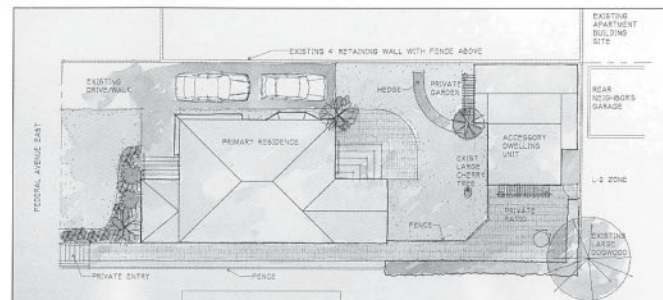
This proposal requires 55% coverage of the required rear yard. Our existing unbuilt backyard space far exceeds the minimum 20 foot rear yard

requirement. Therefore, increasing our rear yard coverage still allows for open, private yards for both residences. In addition, we have maintained a 3 foot setback between the new addition and the property line.

Current zoning states that the maximum height of detached structures with sloped roofs is 15 feet to the ridge (23.44.16.D.2).

This proposal requires 18 feet to the ridge.

Permitting the ridge height of 18 feet will facilitate a partial second story with vaulted ceilings. Our particular design is modulated, such that the street facade continues to be less than 10 feet, stepping to 15 feet as the building recedes and then to 18 feet at the ridge. Our design also maintains a 3 foot setback from the rear property line to the new construction. Lastly, our rear property line abuts an L-2 zone.

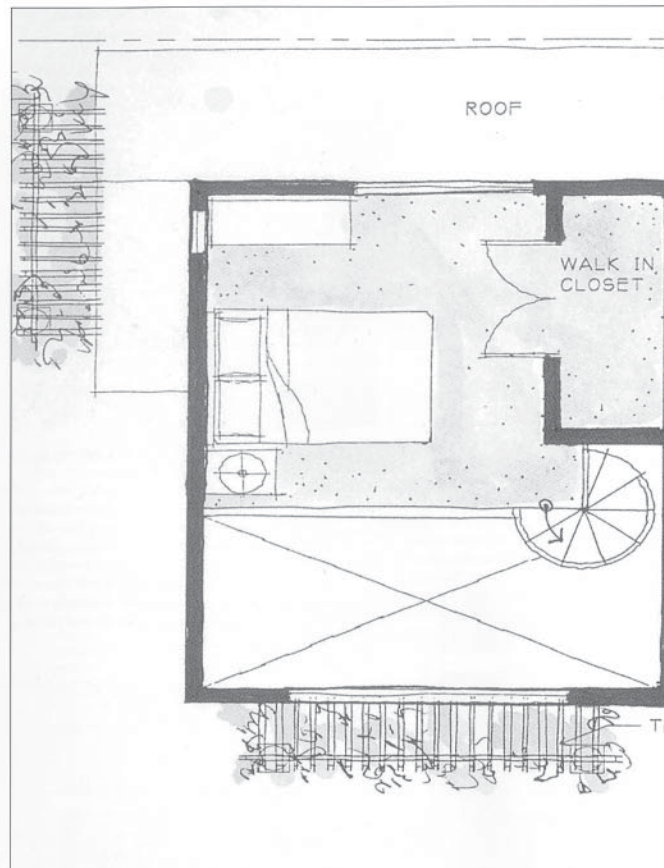
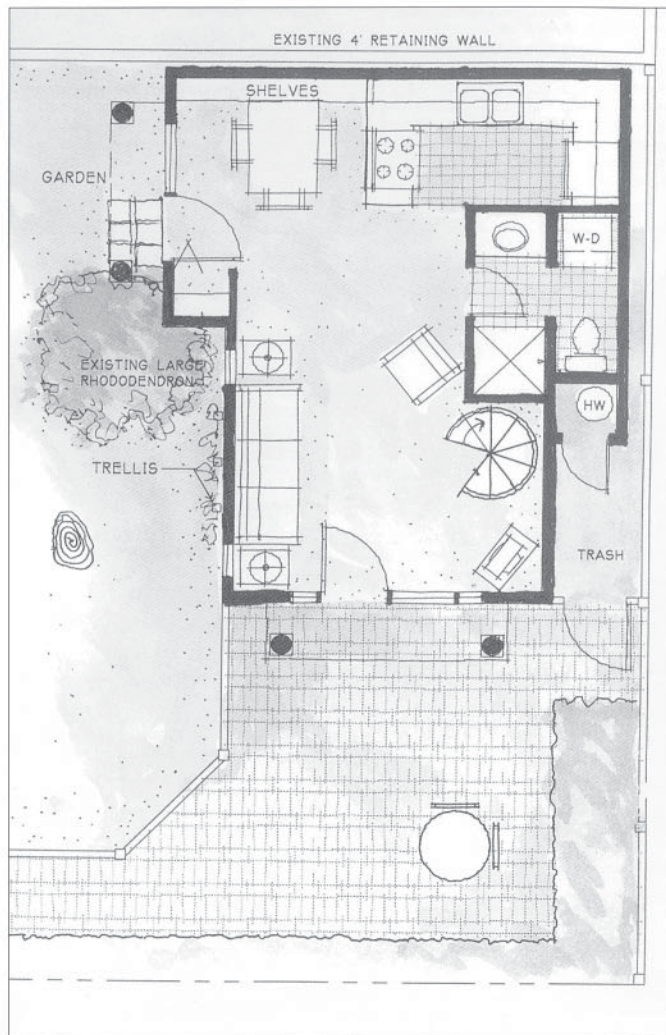


Neighborhood Acceptability:

A detailed letter describing the process and our goals was hand-delivered to the following nine neighbors. We received extremely positive responses from many and have their support. We did not receive any negative feedback about our proposal. If any of the below neighbors do not agree with our proposal, they have remained silent.

Neighborhood Advocate:

We were able to discuss our plans with many of our neighbors, and all were in favor of it. Mr. Tony Pasqualini has agreed to be our official neighborhood advocate.



North Capitol Hill Conversion of a Garage to ADU

Architect:

Vincent Ferrese, AIA
Seattle, WA

Owners:

Vincent & Amber Ferrese

Neighborhood Advocate:

Tony Pasqualini

Project Summary & Jury Comments

"Just the kind of idea this program wants to encourage."

"If Seattle can pass a good ADU ordinance, maybe we should call it 'the Kelbaugh Law.'"

(A reference to architect/educator and author Doug Kelbaugh FAIA, a champion of alternative accessory housing for Seattle)

Should Be Built

